



Flat 9, Gallagher Court Wake Green Park , Birmingham, B13 9XX

Offers Over £150,000



**TOP FLOOR, TWO BEDROOM FLAT IN THE POPULAR, LEAFY WAKE GREEN PARK DEVELOPMENT IN MOSELEY!! ** A well presented two bedroom, top floor flat, located within the highly regarded Wake Green Park development in Moseley among delightful landscaped communal gardens. Close to Moseley Village, with its vibrant cafes, bars, restaurants and shopping facilities the flat also benefits from good transport links into the City Centre, as well as the train station that is due to open. In brief, this bright and airy top floor flat consists of; hallway, storage cupboard, open plan living/dining room with patio doors giving access onto the balcony, kitchen, two bedroom and a fitted bathroom. Energy Efficiency Rating is E. The property further benefits from double glazing, leafy gardens with residents parking and access to a garage in a separate block. Call our Moseley office today for a viewing!



Approach

Hallway

With door opening into storage cupboard providing useful storage, ceiling light point, tiled flooring and doors opening into:

Reception Room

12'9" x 17'4" x 14'3" (3.91 x 5.29 x 4.36)

With two ceiling light points, laminate wood effect flooring, dado rail, coving to ceiling, double glazed door giving access to the balcony area and storage cupboard housing the storage tank and shelving,

Kitchen

7'6" x 10'2" (2.3 x 3.12)

With tiled floor covering, wall and base units with work surfaces over, integrated washing machine, space for fridge freezer, integrated hob with extractor over, sink and drainer with hot and cold mixer tap, single glazed window, window to the rear aspect and ceiling light point.

Bathroom

6'1" x 6'0" (1.87 x 1.83)

With tiled floor covering, low flush WC, sink with hot and cold tap, bath with Victoria style hot and cold tap and with Mira electric shower over and glass shower screen, tiling to walls, ceiling light point and extractor fan.

Bedroom One

9'10" x 12'11" (3.01 x 3.95)

With double glazed window, laminate wood effect floor covering, ceiling light point and useful storage cupboard.

Bedroom Two

9'9" x 7'2" (2.99 x 2.20)

With double glazed window to the rear aspect, ceiling light point and laminate wood effect flooring.

Tenure Details

We have been informed by our vendors the property is Leasehold and our vendor has confirmed the lease will be extended to 999 years, upon completion with the ground rent being a peppercorn amount. The service charges are approximately £2030.22 per annum (subject to confirmation from your legal representative

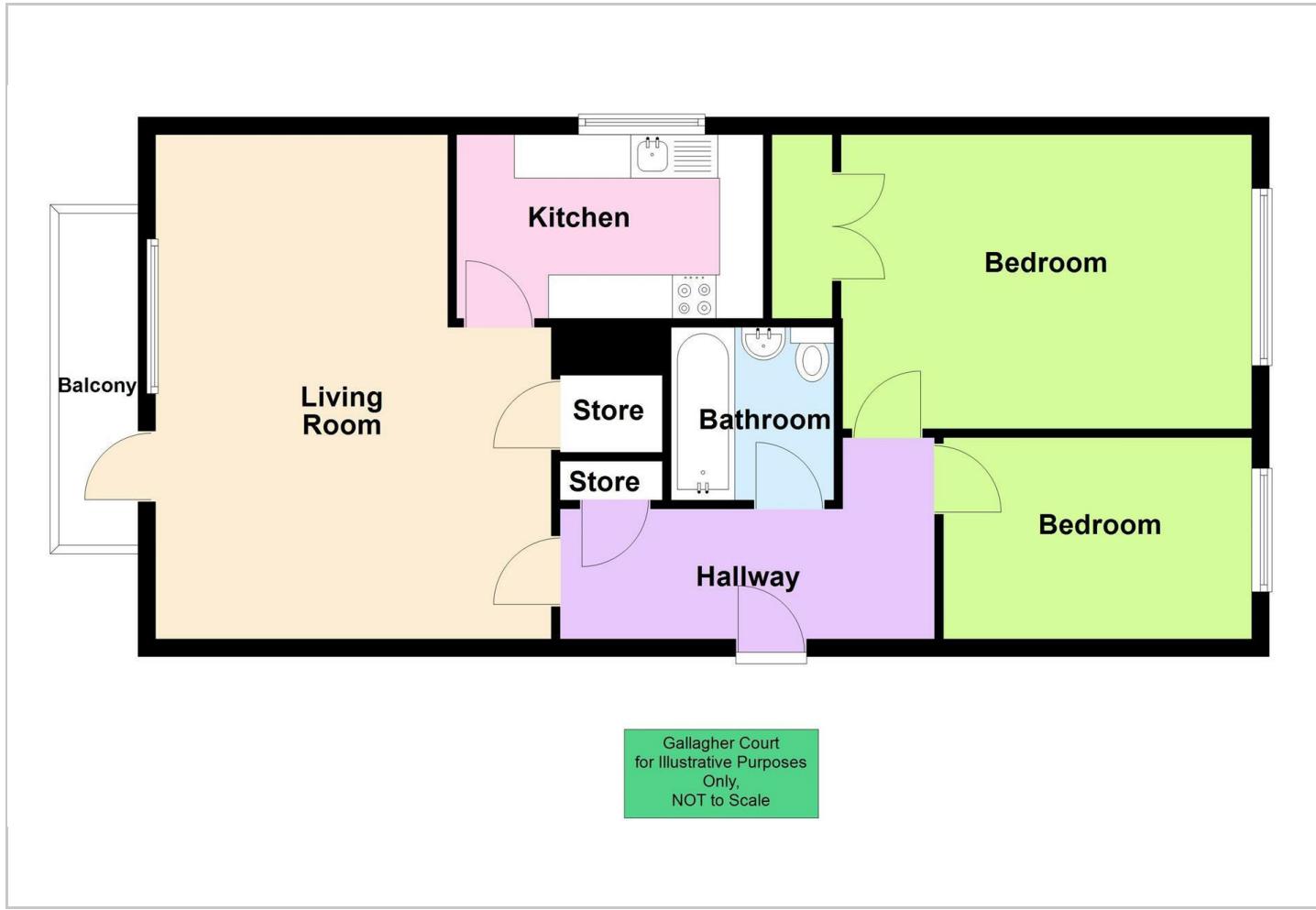
Council Tax

According to the Direct Gov website the Council Tax Band for 9, Gallagher Court Wake Green Park, Moseley, Birmingham, B13 9XX is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative





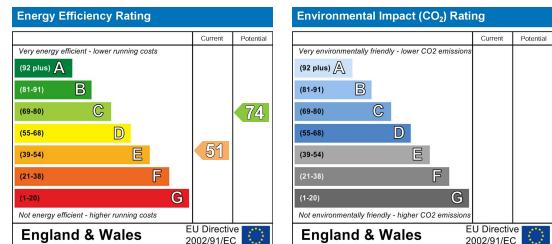
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.